CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
017-25 – Special Use Permit

MEETING DATE:
June 2, 2025

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 017-25: 3105 S Wisconsin Ave – Special Use Permit – A request for a permanent Special Use Permit for duplexes – SKS LLC

BACKGROUND:

The applicant rezoned this property in 2024 to develop a pickle ball court. Since then, they have decided that they want to construct duplex housing. The Development Code allows for duplex construction in a C-1 District, with a special use permit.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Bellairs explained that this is the first time we have heard a case like this. Mr. Bellairs stated that the applicant rezoned this property for a pickleball court last year, and that the applicant has since changed their mind and now wants to construct duplexes. Mr. Bellairs explained that we rezone to the highest and best use, and it is best practice to not rezone based on the requested use, which is why the applicant is requesting the use rather than changing the zoning district.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Planning & Zoning Commission recommends approving Case 017-25 (5 in Favor, 0 Opposed, 2 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map